

City of New Bern
Redevelopment Commission Meeting

September 14, 2022

303 First Street- Development Services

Members Present: Co-Chair Kip Peregoy, Steve Strickland, Julius Parham, Beth Walker, Tabari Wallace, Leander Morgan

Ex-Officio Members Present:

Members Excused (E)/Absent (A): Chair Tharesa Lee (E), Stephanie Lovick (E), Julian Tripp (E)

Staff Present: Matthew Schelly, Interim Director of Development Services; D'Aja Fulmore, Community Development Coordinator; Alice Wilson, GIS Manager

1. Welcome and Call to Order

Co-Chair Kip Peregoy called this meeting to order at 6:05 PM and began with a reading of the Commission's guiding principles.

2. Public Comment

Antoinette Boskey of Habitat for Humanity stood to thank Commissioner Tabari Wallace and Assistant City Manager, Marvin Williams, for their recent representation at a meeting.

3. Approval of Minutes

Minutes from the Redevelopment Commission's meetings held on July 25, 2022, and August 10, 2022, were presented.

A motion to approve the minutes from the July 25, 2022, meeting was made by Commissioner Steve Strickland and seconded by Commissioner Julius Parham. The motion carried unanimously (6-0).

A motion to approve the minutes from the August 10, 2022, meeting was made by Commissioner Steve Strickland and seconded by Commissioner Julius Parham. The motion carried unanimously (6-0).

4. Introduction of new Executive Director, Catrecia McCoy Bowman

Co-Chair Peregoy introduced Catrecia Bowman as the new Executive Director of the Redevelopment Commission. Mrs. Bowman stood to address the Commission and provided details of her work history. Mrs. Bowman expressed excitement for being hired and working with the Commission.

5. Agenda Item: Presentation by Vincent Thompson regarding request to purchase 513, 515 and 512 Second Avenue

Mr. Vincent Thompson stood to address the Commission. Mr. Thompson introduced himself as a local businessman. Mr. Thompson stated that purchasing the lots at 513, 515, and 512 Second Avenue would prevent loitering and cleanup issues in the community. Mr. Thompson stated that he is interested in placing tiny homes on the lots. Attorney Jaimee Bullock-Mosley explained the steps the Commission would need to follow adopted protocol, if interested in conveying the property to Mr. Thompson. Attorney Bullock-Mosley stated that Mr. Thompson's presentation gives the Commission the opportunity to ask questions about his intended use so that the Commission can determine compatibility with the Redevelopment Plan and make decisions at the next Commission meeting. Mr. Thompson expressed that he could help make the block look cleaner by purchasing the lots and making improvements.

Co-Chair Peregoy explained that a recommendation may be generated from the housing working group, but final decisions will be made by the Board of Aldermen. The Commission continued to discuss possible restrictive covenants that could be placed on the properties, in alignment with the Redevelopment Plan.

Co-Chair Peregoy reiterated that the housing working group will move forward to assess the information presented.

6. Agenda Item: Consider adopting resolution authorizing Vice Chairman to sign the Authorization for property access with WithersRavenel, Inc. on behalf of the Commission.

Matthew Schelly, director of Development Services, stated that the Duffyfield Stormwater Project has been ongoing, and Phase 1 is almost complete. Mr. Schelly stated that Phase 2 and Phase 3 of the project are currently under design and almost finished. Mr. Schelly stated that the engineers currently need access to all properties that are within the project. Mr. Schelly explained that several of the properties are owned by the Redevelopment Commission and an official document is needed to grant access.

Co-Chair Peregoy clarified that the Commission is not giving the properties away but will solely give access for surveying and other work necessary to finalize plans.

A motion to adopt the resolution authorizing Co-Chair Peregoy to sign the authorization for property access to WithersRavenel was made by Commissioner Parham. This motion was seconded by Commissioner Wallace and carried unanimously (6-0).

7. Agenda Item: Working Groups Report

Housing: Commissioner Beth Walker gave the report for the housing working group. Commissioner Walker stated that the home at 911 Eubanks Street will be placed on the new foundation on September 26th. Commissioner Walker also stated that no contractors had been secured for the rehabilitation work and the project will go out for rebid.

Co-Chair Peregoy stated that the Commission now owns the properties at 910 and 914 Bloomfield Street. Commissioner Strickland made a motion to authorize spending \$3025 to clean the property at 910 Bloomfield Street and \$1300 to clean the property at 914 Bloomfield Street. This motion was seconded by Commissioner Parham. The motion carried unanimously (6-0).

Co-Chair Peregoy stated that there are 10 lots that will be conveyed to the Commission that are jointly owned with Craven County. Attorney Jaimee Bullock-Mosley stated that the Commission identified 12 lots, but the County will only convey 10 lots. Attorney Jaimee Bullock-Mosley stated that the Commission needs to identify the 10 lots they wanted conveyed. A motion was made by Commissioner Wallace for the housing working group to identify and submit the list of 10 lots to the County. This motion was seconded by Commissioner Parham and carried unanimously (6-0).

Neighborhood: Commissioner Leander Morgan thanked the City of New Bern and the Public Works department for cleaning the former site of Stanley White Recreation Center. Commissioner Morgan stated that he and Mr. Marvin Williams went out in the community and identified some of the overgrown lots two months ago. Commissioner Morgan expressed the need to continue coordinating with the Public Works department to address overgrowth on lots and trash in the community. Mr. Williams included the need for larger dumpsters in the community would also help. Commissioner Morgan stated that it would need to be advertised that the dumpsters are there. The Commission continued to deliberate with Commissioner Morgan regarding improvements and effective ways of mobilizing neighborhood cleanup efforts. Mr. Morgan stated that there are current neighborhood cleanup efforts being made by groups such as the Duffyfield Phoenix Group, and it would be great to align Commission efforts with what is already taking place.

Health and Wellness: Commissioner Tabari Wallace stated that partnership agreements between the Redevelopment Commission, North Carolina Central University, Duke University, and the Craven County Health Department have been formed. Commissioner Wallace stated that a memorandum of understanding is currently underway between partners. Commissioner Wallace stated that meetings with MERCI Clinic and Religious Community Services have been completed. Commissioner Wallace also stated that more partners have been added to the health and wellness initiative for the center. Commissioner Wallace explained that these partnerships will be working to form an alliance, as this will be a long-term effort.

Commissioner Wallace included building specifications for the health and wellness center that included: two exam rooms, two offices, a breakroom and kitchen, a secure room, a classroom, a waiting area/lobby for patients and a minimum of 18 parking spaces. Commissioner Wallace also expressed need for a 53-foot sewer line for the Smile Mobile and the Crisis Unit. Commissioner Wallace stated that Craven Community College, Craven County Schools, and East Carolina University will be added partners for the alliance. Commissioner Wallace stated that there will

be a virtual meeting held on September 23, 2022, to continue to discuss more efforts related to the health and wellness center.

8. Agenda Item: Set a date for Strategic Planning Session Review and Update

Commissioners discussed potential dates for scheduling the Commission's next Strategic Planning Session. The Commission scheduled the session for Saturday, October 1, 2022, with a call for this special meeting to be conducted 48 hours prior to the meeting.

9. Closed Session

Pursuant to NC Statute §143-318.11(a)(5), Commissioner Strickland made a motion to enter closed session to discuss a real estate acquisition. This motion was seconded by Commissioner Parham. The motion unanimously carried (6-0).

10. Adjournment

Commissioner Parham made a motion to exit closed session. This motion was seconded by Commissioner Strickland. The motion unanimously carried (6-0).

Commissioner Wallace made a motion to adjourn. This motion was seconded by Commissioner Morgan. The motion unanimously carried (6-0).

This meeting adjourned at 7:45pm.

Date approved: 10-12-2022


Theresa Lee, Chairman

Attest: 
D'Aja Fulmore, Recording Secretary